



City of Renton

Planning Commission

Briefing Session

on

Buildable Lands

September 26, 2007

Buildable Lands

◆ Background

- Growth Management Act mandated
- Required for six counties in Washington and each city in those counties
- Object –
 - Determine the amount of land suitable for urban development in each city and respective county
 - Determine the ability of each jurisdiction to accommodate expected growth
- 2002 first report, just completed 2007 report

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◆ Process – Step 1

- Determine achieved densities and floor area ratios (FAR) based on previous 5 years actual building activity
- These figures are used for assumed future densities and FAR
 - Example – City of Renton achieved density in R-8 zone was 6.64
 - This is used to calculate capacity in R-8 zone for the next 5 years

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◆ Process – Step 2

- Determine the amount of land available for residential and commercial development
 - Use both vacant and re-developable land
 - Deduct:
 - ◆ Critical areas
 - ◆ Right of way
 - ◆ Public purposes
 - ◆ Market factor

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◆ Process – Step 3

- Calculate the future capacity for number of dwelling units and employment
 - Example next two slides
- These calculations are done for each zone in the city and then summed to determine the total number of dwelling units and employment the city has capacity for
 - Mixed use zones calculated for housing and employment based on past performance – percentage of projects that were housing vs. commercial percentage

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■ Housing Example:

	Gross Acres	Net Acres Available	Achieved Density	Housing Capacity
R-8 (vacant)	177.88	61.30	6.64	407
R-8 (re-developable)	659.07	312.62	6.64	920
<i>Total</i>	<i>836.95</i>	<i>373.92</i>	<i>6.64</i>	<i>1,327</i>

* For re-developable lands, the number of existing units is deducted

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■ Employment Example:

	Gross Acres	Net Acres Available	Achieved FAR	Sq Ft/ Employee	Jobs Capacity
CA (vacant)	65.33	30.83	.19	400	638
CA (re-developable)	125.07	88.94	.19	400	785
<i>Total</i>	<i>190.40</i>	<i>119.77</i>	<i>.19</i>	<i>400</i>	<i>1,423</i>

* For re-developable lands, the square footage of existing buildings is deducted

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- Total capacity for housing and employment:

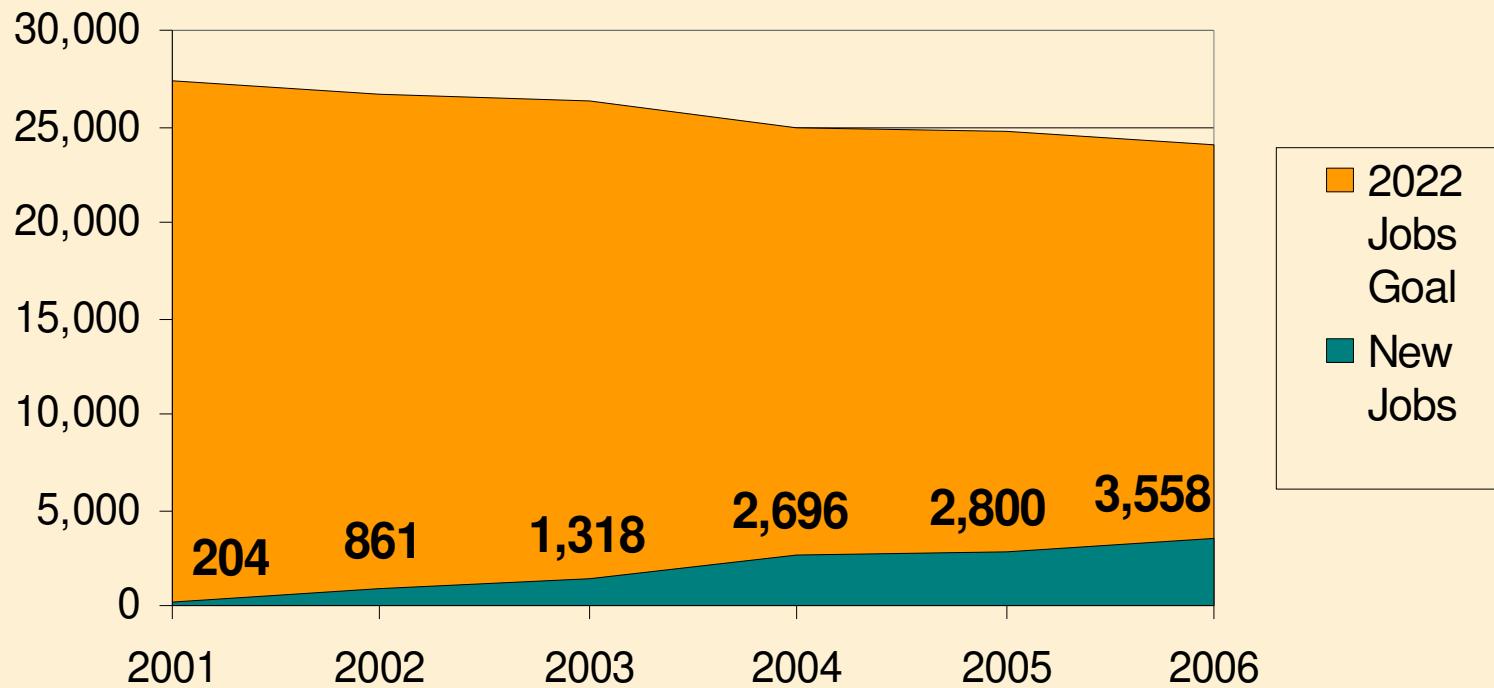
	Housing Capacity (Units)		Employment Capacity (Jobs)
Single Family	2,873	Commercial	15,037
Multi-Family	1,616	Industrial	1,323
Mixed Use	8,226	Mixed Use	13,192
<i>Total</i>	<i>12,715</i>	<i>Total</i>	<i>29,552</i>

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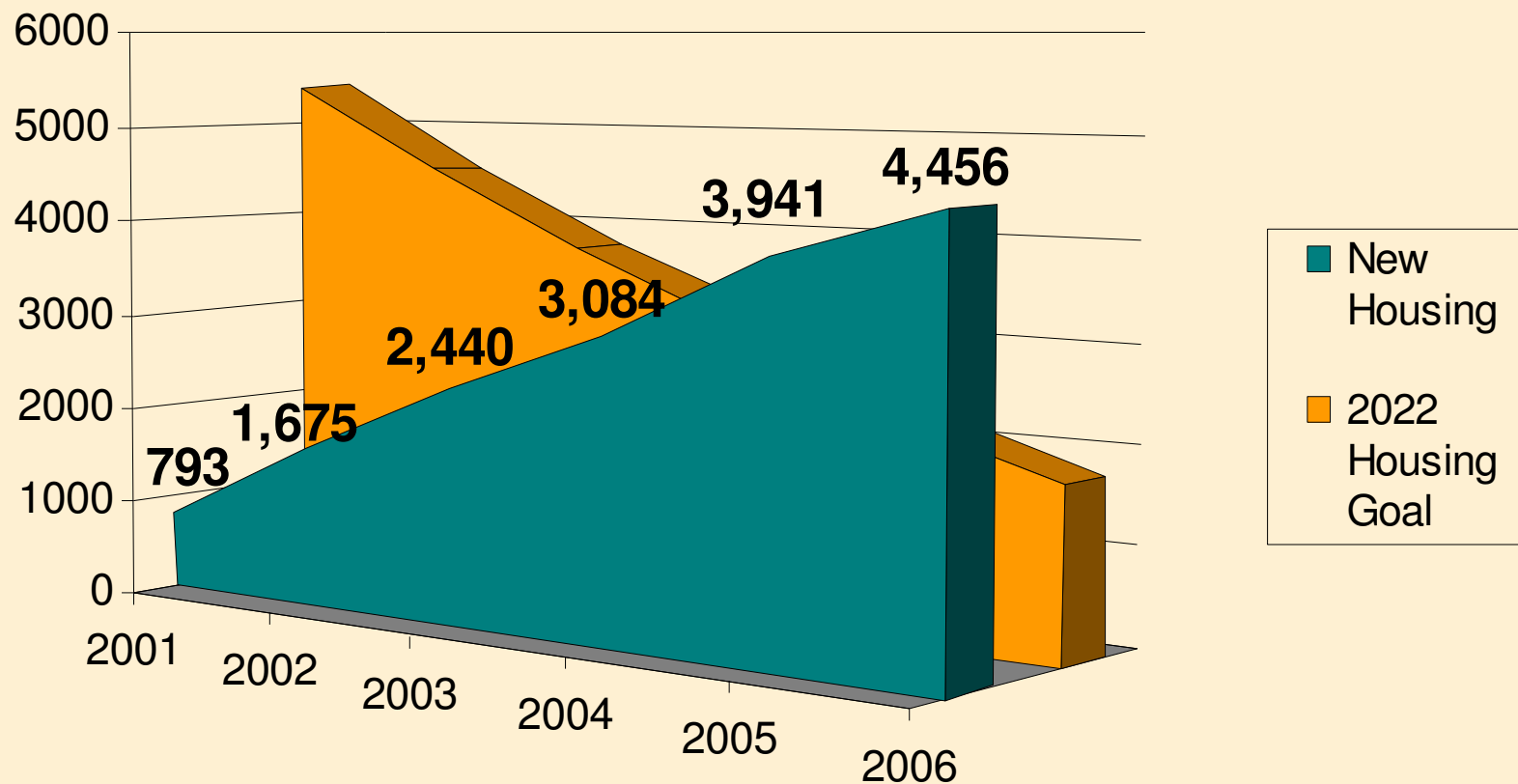
- ◆ Each city in King County has accepted a portion of expected overall growth
- ◆ It is intended that these targets are achieved by 2022

	Target	Number Met	Capacity
Housing	6,198	4,456	12,715
Employment	27,597	3,558	29,552

2022 Jobs Target (27,597) with New Jobs by Year



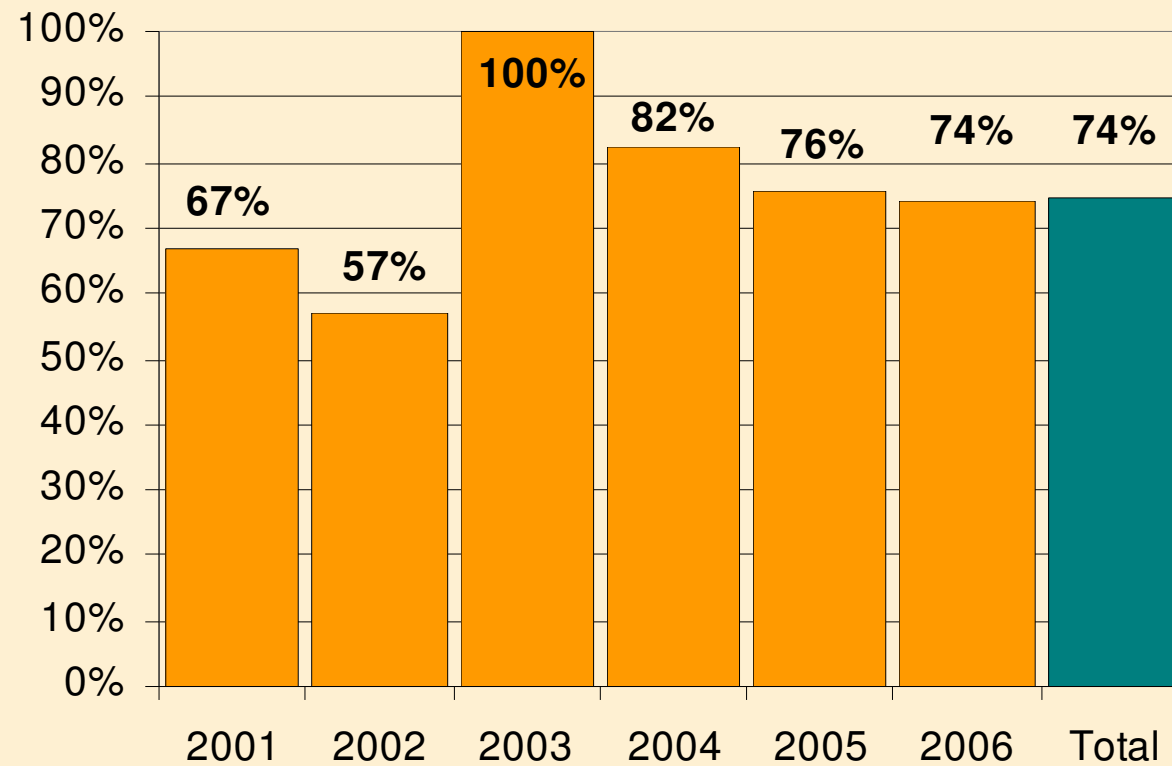
2022 Housing Target (6,198) with New Housing Units by Year



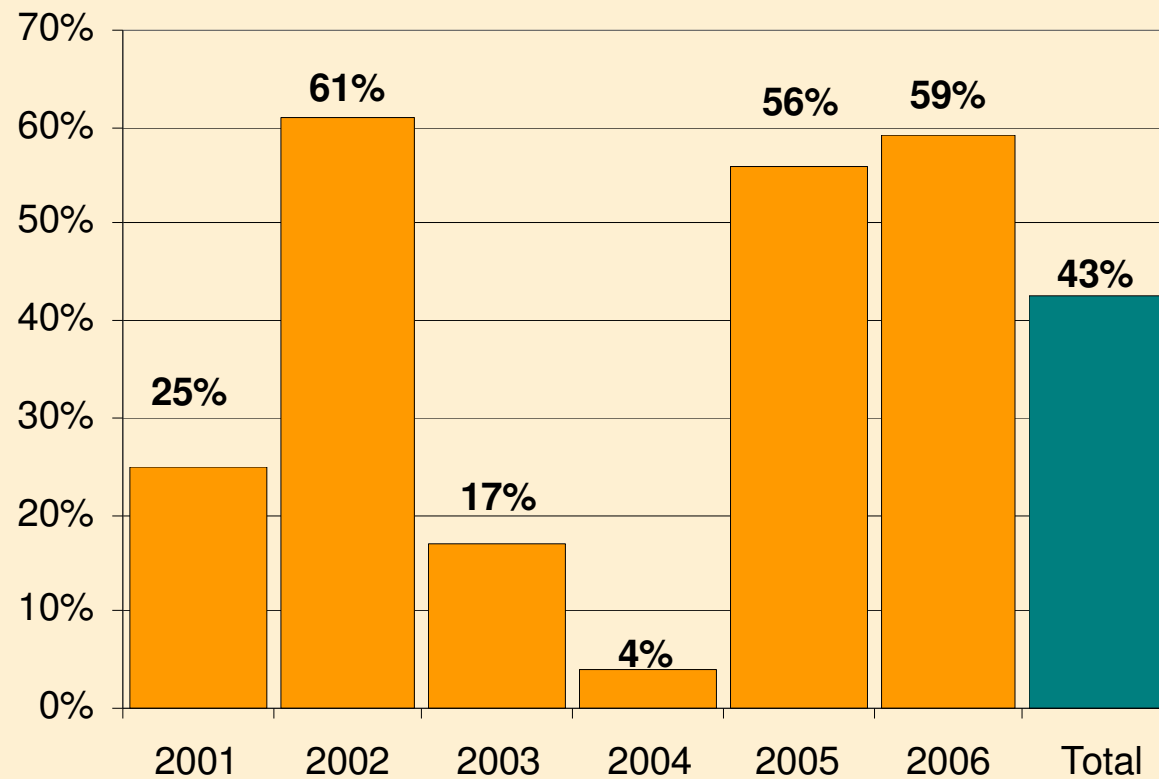
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- ◆ The data collected for the purposes of the buildable lands report can be analyzed to evaluate other trends in the city
 - Percent of new residential development in short plats and plats
 - Percent of new residential development is occurring in areas that have been annexed, the amount of that development that is short plats and plats, and the acres of land developed that are in areas annexed

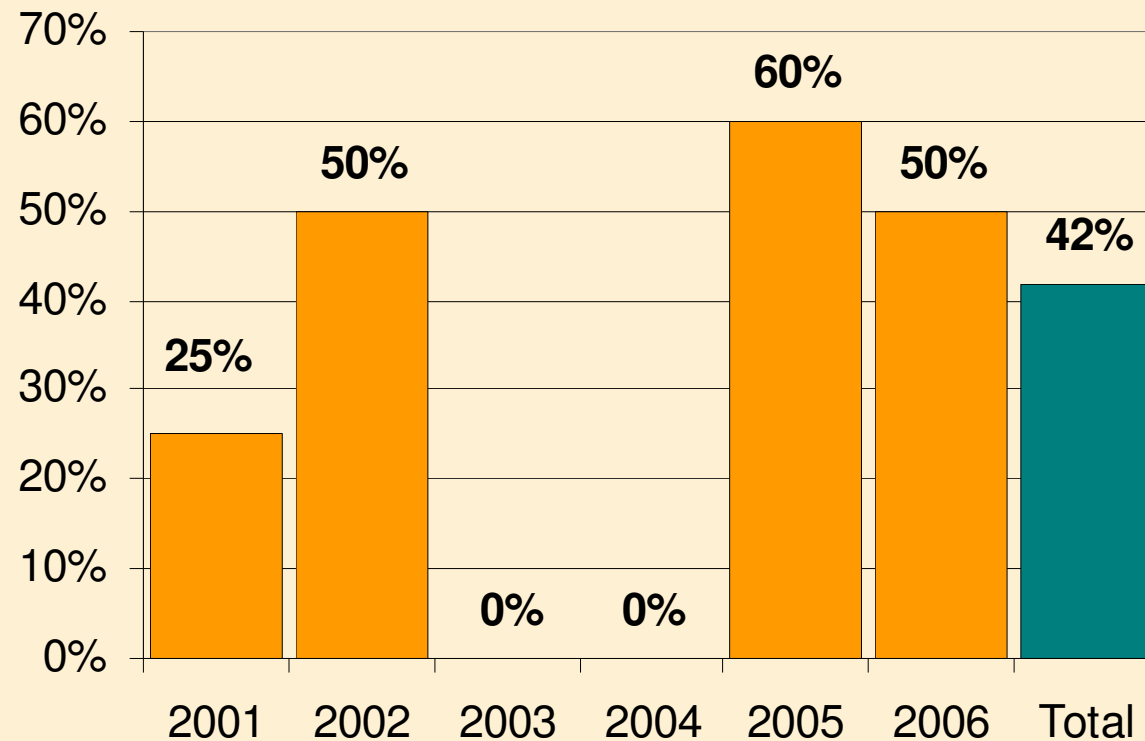
Citywide Percent of Total Plats that were Short Plats



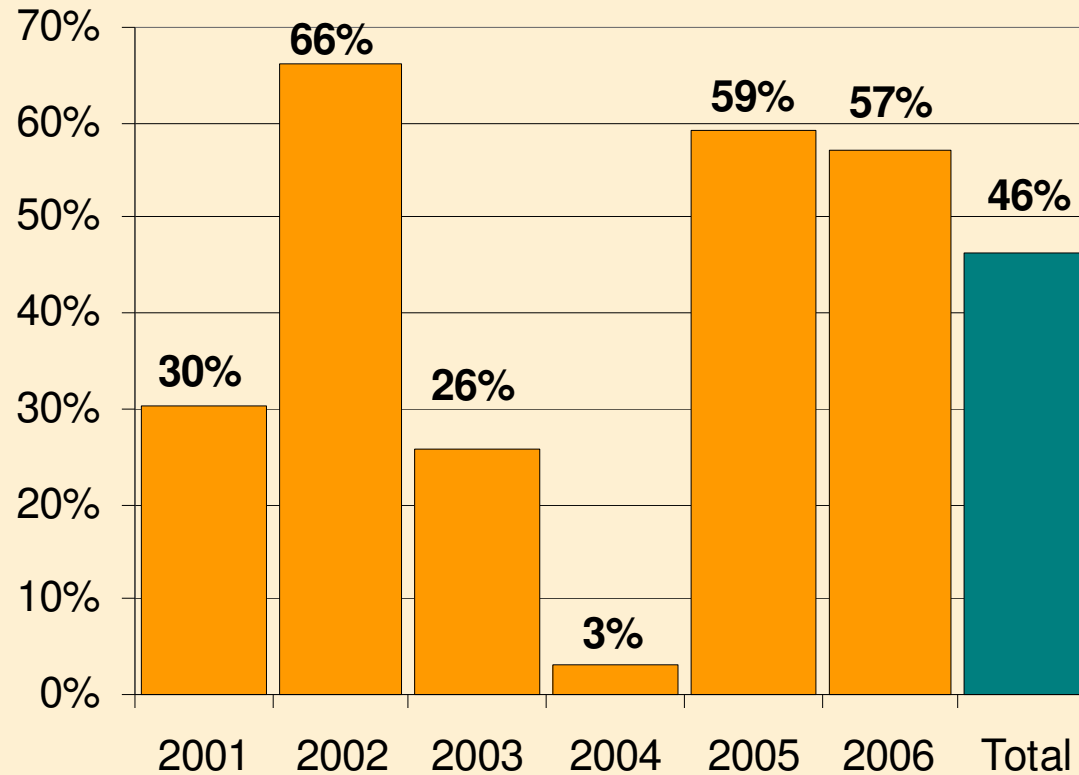
Percent of all Plats in Areas Annexed



Percent of Total Plats for 10 or greater homes in Areas Annexed



Percent of all Acres Platted in Areas Annexed





Conclusion

- ◆ Renton has more than sufficient land to accommodate and likely exceed growth targets for both housing and employment
- ◆ The vast majority of single family development has been as short plats
- ◆ A significant amount of the single family development occurring over the last 6 years has been in areas that have annexed into the City.

